Prepared By & Return To:
Vanessa J. Kumpf
Patrick S. Higgins
1718 Villa
Nashville, TN 37212

Information in this document furnished by the parties and relied upon by the preparer of this document

Karen Johnson Davidson County
Batch# 834982 DEEDQC
04/05/2022 01:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220405-0039381

QUITCLAIM DEED

ADDRESS NEW OWNER(s)	**SEND TAX BILLS TO**	**MAP&PARCEL**
Vanessa J. Kumpf Patrick S. Higgins 1718 Villa Nashville, TN 37212-3029	OWNER	MAP 104-8 Parcel: 397.00

FOR AND IN CONSIDERATION of the sum of 0 dollars and no/100 ($0.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Vanessa J. Kumpf, a single woman** has this day bargained and sold, and do hereby transfer and convey unto **Vanessa J. Kumpf and Patrick S. Higgins, wife and husband** the Grantee(s) herein, their successors, heirs and assigns, all his/her right title and interest in certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being part of Lot No. 65 on the Plat of O.B. Hayes Plan of Large Lots called "Rokeby" as of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly mrgin of Villa Street, 150 fee northerly from the northerly margin of Belcourt; thence with the easterly margin of Villa Street northerly 50 feet to the southwest corner of the property conveyed to Annie Craig, by deed of record in Book 611, page 37, Register's Office for Davidson County, Tennessee; thence with Craig's sourtherly line, easterly 159.37 feet; thence southerly parallel with Villa Street, 50 feet; thence westerly 159.37 feet to the point of beginning.

Being the same property conveyed to Vanessa J. Kumpf, a single woman by Warranty deed from J. Miller Enterprises, LLA, A Tennessee Limitied Liablity Company of record in Instrument No. 20120423-0034390 Register's Office for Davidson County, Tennessee, dated April 20th, 2012 and recorded on April 23rd, 2012. Vanessa J. Kumpf having since married.

This is improved (X) property, known as: 1718 Villa Place Nashville, TN 37212

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 3rd day of March, 2022.

Vanessa J. Kumpf

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor **Vanessa J. Kumpf** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 3rd day of March, 2022.

My Commission Expires: Nov 3, 2025
Notary Public

BRYAN MAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov. 3, 2025

State of Tennessee,
County of Williamson

The actual consideration or value whichever is greater, for this transfer is $0.00.

(Affiant)

Notary *Commission Expires:* _____

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11 19 2025
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/3/2022.

Affiant Signature

3/4/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/4/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON